

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for March 2, 2005 PLANNING COMMISSION MEETING

P.A.S.: Change of Zone #05010

PROPOSAL: Change the zoning from R-3 Residential to O-3 Office Park.

LOCATION: South 56th Street & Thompson Creek Boulevard

LAND AREA: 2.16 acres, more or less

CONCLUSION: This change of zone does not conform to the Comprehensive Plan or to the approved Thompson Creek Use Permit and CUP.

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| <u>RECOMMENDATION:</u> | Denial |
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 7, Block 1 and Lot 1, Block 2, Thompson Creek, located in the NW 1/4 of Section 21 T9N R7E, Lancaster County, Nebraska.

EXISTING LAND USE AND ZONING:

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|---|-----------------|
| Vacant; planned for multiple-family residential | R-3 Residential |
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SURROUNDING LAND USE AND ZONING:

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|--------|--------------------------------|-----------------|
| North: | Vacant | AG Agricultural |
| South: | platted single-family | R-3 Residential |
| East: | platted single-family attached | R-3 Residential |
| West: | plated multiple-family | R-3 Residential |

ASSOCIATED APPLICATIONS: UP #141A, AA #05008 to SP #1930

HISTORY:

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| Sep 2004 | Administrative Amendment #04053 to Use Permit #141 approved several site plan changes, including a revised parking lot layout, new easement over Outlot E, and revised land use table. |
| Jun 2004 | Administrative Amendment #04044 to Use Permit #141 revised general site plan note 10. |
| Jan 2004 | Administrative Amendment #04003 to Use Permit #141 corrected the dimensions of Lot 14, Block 3. |

- Aug 2003 Administrative Amendment #03096 to Special Permit #1930 approved several site plan changes, including conversion of some lots from two-family to single-family, note revisions, and street name changes.
- Mar 2003 Final Plat #02046 Thompson Creek Addition approved.
- Jul 2002 Use Permit #141 approved 114,500 sq. ft. of office space, which included 37,000 sq. ft. of live/work office space and 16 dwelling units. Preliminary Plat #01015 approved Thompson Creek with 285 lots and 8 outlots. Special Permit #1930 approved Thompson Creek CUP with 352 dwelling units. Change of Zone #3338 changed the zoning designation of the CUP from AG Agricultural to R-3 Residential. Change of Zone #3339 changed the zoning designation of the Use Permit from AG Agricultural to O-3 Office Park. Annexation #01007 annexed the Thompson Creek development.
- Mar 1979 The zoning for this area was changed from A-A Rural and Public Use to AG Agricultural as part of the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan identifies this area as Urban Residential. (F 25) This site is identified as part of a Neighborhood Center. (F 41)

Guiding Principles applying to all Commerce Centers include:

Commerce Centers should develop as compact clusters or hubs with appropriate site design features to accommodate shared parking, ease of pedestrian movement, minimize impacts on adjacent areas, and possess a unique character.

Commerce Centers should generally contain a mix of land uses, including residential uses. Higher density residential uses should be included in and/or adjacent to all commerce centers.

Strip commercial development is discouraged. Commerce Centers should not develop in a linear strip along a roadway nor be completely auto oriented.

New or established commercial uses should not encroach upon, or expand into, existing neighborhoods.

The most intensive commercial uses, such as restaurants, car washes, grocery stores, gasoline/convenience stores and drive thru facilities should be located nearer to the major street or roadway and furthest from the residential area. (F 41, 42)

ANALYSIS:

1. This is a request to change the zoning from R-3 residential to O-3 Office Park on property already approved for 72 multiple-family dwelling units.

2. This proposal is in an area shown as Urban Residential in the Land Use Plan. The approval of the existing zoning was based upon the mixture of low and medium density residential around a common, dense commercial area.
3. The existing zoning pattern was approved along with a use permit because it encouraged commercial uses clustered together rather than lined up along an arterial. This proposal would facilitate spreading the same amount of commercial floor area over a greater area and increasing the length of commercial development along South 56th Street from 800' to 1,320'.
4. The Comprehensive Plan promotes compact development and efficient use of infrastructure, especially at the edges of Lincoln. The existing zoning pattern and approved plans succeed in meeting these objectives. Approval of this proposed change would undermine past and future attempts to follow the Comprehensive Plan's strategies for compact and efficient growth, mix of land uses, and discouraging strip commercial development.

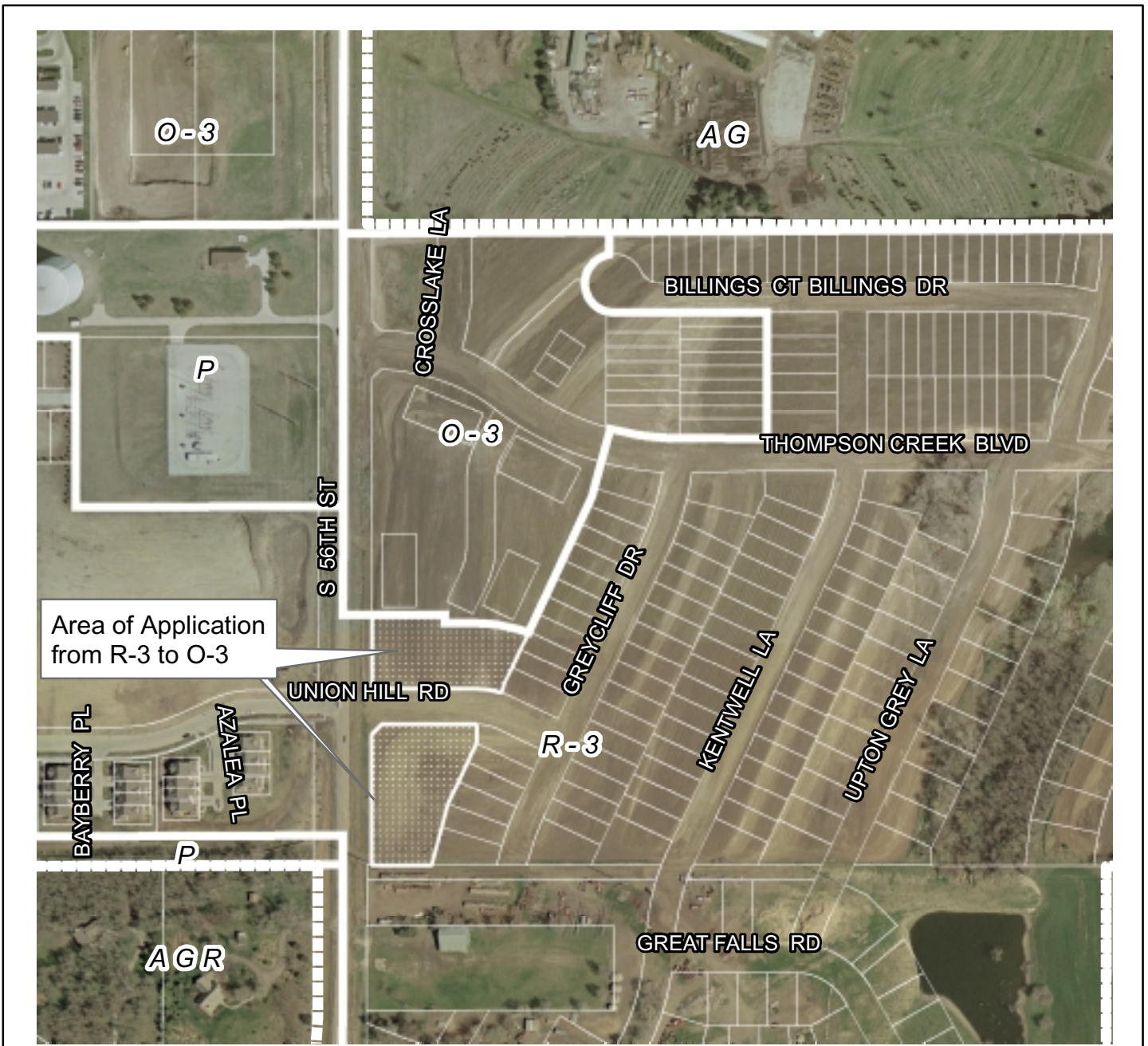
Prepared by:

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Date: January 19, 2005

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2002 aerial

Change of Zone #05010 S. 56th & Union Hill Rd.

Zoning:

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|------------|--|
| R-1 to R-8 | Residential District |
| AG | Agricultural District |
| AGR | Agricultural Residential District |
| R-C | Residential Conservation District |
| O-1 | Office District |
| O-2 | Suburban Office District |
| O-3 | Office Park District |
| R-T | Residential Transition District |
| B-1 | Local Business District |
| B-2 | Planned Neighborhood Business District |
| B-3 | Commercial District |
| B-4 | Lincoln Center Business District |
| B-5 | Planned Regional Business District |
| H-1 | Interstate Commercial District |
| H-2 | Highway Business District |
| H-3 | Highway Commercial District |
| H-4 | General Commercial District |
| I-1 | Industrial District |
| I-2 | Industrial Park District |
| I-3 | Employment Center District |
| P | Public Use District |

One Square Mile
Sec. 21 T9N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction

